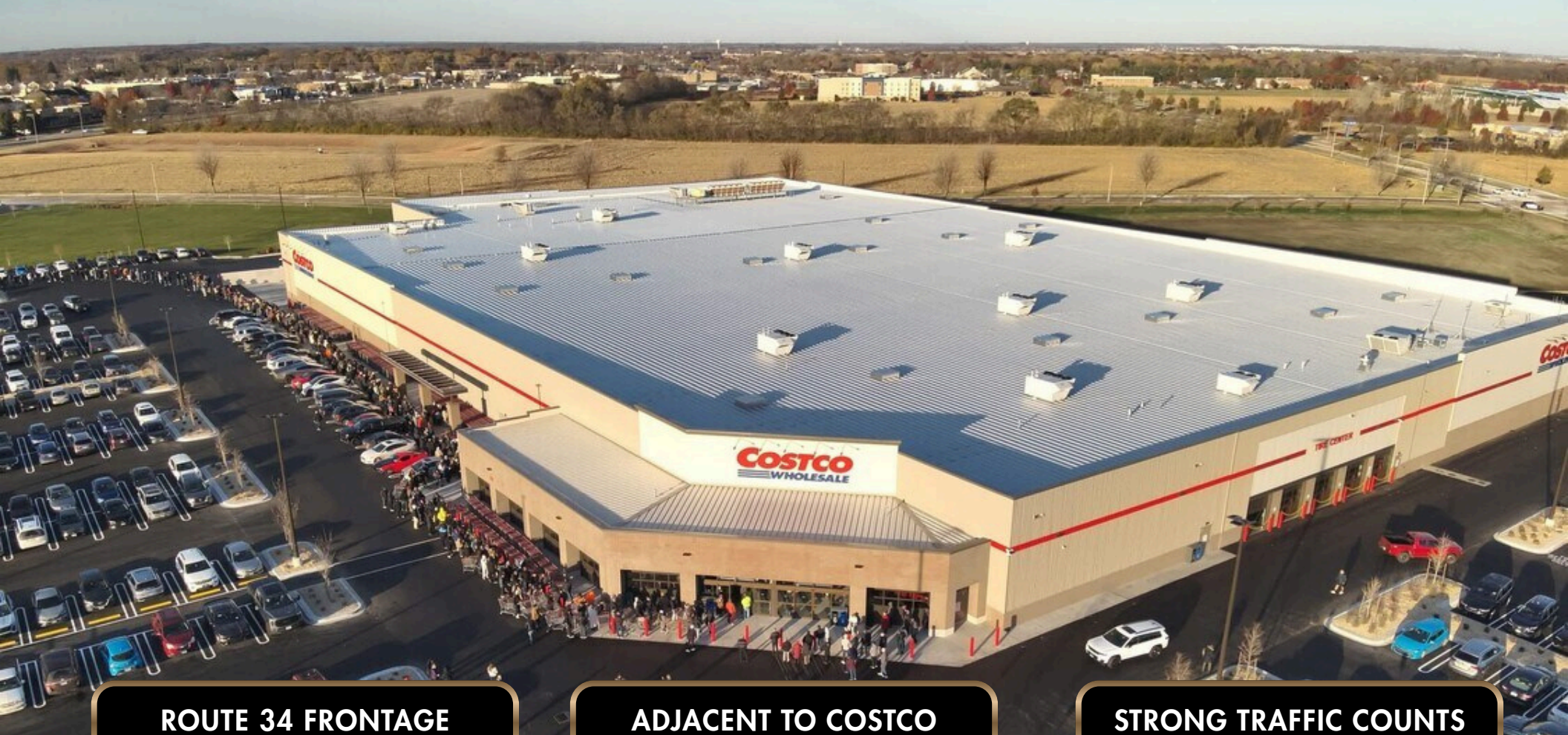


YORKVILLE DEVELOPMENT OPPORTUNITY

± 164 ACRES LAND - MIXED USE DEVELOPMENT



ROUTE 34 FRONTAGE

ADJACENT TO COSTCO

STRONG TRAFFIC COUNTS

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YORKVILLE DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

OPPORTUNITY OVERVIEW

This is more than just land, it's a chance to help shape the future of one of the market's most dynamic corridors. With Costco now open, these 164 +/- acres are ideally positioned to become the area's next premier destination.

The 164 +/- acres are surrounded by new single-family and multi-family neighborhoods, making it an ideal setting for neighborhood-driven retail, local dining, and health & wellness concepts.

With Costco at the heart of the corridor, this site is a natural anchor for a vibrant mixed-use destinations. It is a place where national brands, local businesses, and residential growth converge. Developers have the chance to define the identity of this corridor for the next generation.

**SUBJECT TO OFFER
ASKING PRICE**

HIGH-GROWTH MARKET

MAJOR RETAIL ANCHORS

**COMMERCIAL/RESIDENTIAL
DEVELOPMENT OPPORTUNITY**

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YORKVILLE DEVELOPMENT OPPORTUNITY

MARKET OVERVIEW - YORKVILLE, IL

HIGH GROWTH AREA



7000+ HOUSEHOLDS
(2018-2022)



\$105K MEDIAN INCOME
(2018-2022)



23,835 EST. POPULATION
(2022)



**\$309K MEDIAN
PROPERTY VALUE**



TRAFFIC COUNTS



16,200 VPD
COSTCO AT ROUTE 34



20,400 VPD
ROUTE 34 & ROUTE 47



22,400 VPD
ROUTE 34 & CANNONBALL
(KENDALL MARKETPLACE)

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YORKVILLE DEVELOPMENT OPPORTUNITY

STRATEGIC GROWTH CORRIDOR



MAJOR RESIDENTIAL PROJECTS

The City of Yorkville has approved a total of 7,264 entitled units across single-family and multi-family developments. Of these, 4,049 units remain, leaving substantial opportunity for future growth.

New Residential Developments

Six new residential developments that account for 1,116 entitled units, including:

- 670 Townhomes
- 426 Single Family Homes
- 20 Age-Restricted Single Family Homes

Existing Residential Developments

Nine existing residential developments that account for 2,933 entitled units, including:

- 1,147 Townhomes
- 978 Single Family Homes
- 300 Apartments
- 272 Condominiums
- 236 Duplexes

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YORKVILLE DEVELOPMENT OPPORTUNITY

WHY YORKVILLE?

- The population in the Yorkville School District (Y115) has increased and is forecasted to continue increasing by 2.35 % annually for the next five years.
- The district enrollment has increased and many grades are the largest that the district has historically experienced. Enrollment is forecasted to increase to 8,314 total students by 2029-2030 school year.
- The housing in Yorkville is expected to increase by 2.7% annually for the next five years.
- Yorkville is the Seat of Kendall County, hosting main government offices and facilities. Thousands of transactions take place annually at the two county campuses, bringing many visitors to the area.
- Rush Copley medical facilities have a significant presence in Yorkville. The Rush Copley Emergency Center and the Rush Copley Healthcare Center (with specialty clinics and departments) are located on Route 34, approximately 1.5 west of the Route 34/Route 47 intersection.
- Raging Waves Waterpark is the largest outdoor waterpark in Illinois and brings thousands of visitors to Yorkville every summer.
- Mars Wrigley manufacturing facility in Yorkville employs approximately 500 people that travel to the area every week.

YORKVILLE DEVELOPMENT OPPORTUNITY

ESTABLISHED RETAIL CORRIDOR

Yorkville has an established retail corridor along Route 34 at Kendall Marketplace. This prime shopping destination has a diverse mix of national retailers, drawing significant consumer traffic and providing a strong retail environment.



Marshalls



KAY
JEWELERS

AMERICA'S BEST
CONTACTS & EYEGASSES

ULTA
BEAUTY

KOHL'S

PET SMART

DOLLAR TREE



SportClips
HAIRCUTS

Famous
Footwear



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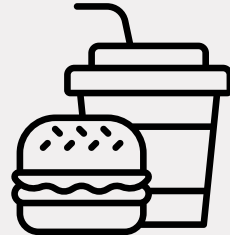
YORKVILLE DEVELOPMENT OPPORTUNITY

TARGET USERS



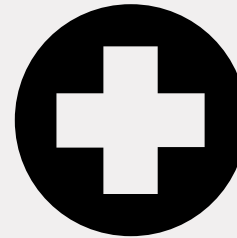
RETAIL

- Shopping Centers
- Big Box Stores
- Specialty Shops



QSR

- Fast Food Chains
- Coffee Shops
- Drive-Thru Restaurants



MEDICAL

- Urgent Care
- Dental Offices
- Health Clinics



MULTIFAMILY

- Apartment Complex
- Townhomes
- Condos

YORKVILLE DEVELOPMENT OPPORTUNITY

EXCLUSIVE REPRESENTATION



CONTACT US



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